

Planning Report

Thursday, March 13, 2014

Riviera Club

Case Summary

Agenda Item	1
Case Number	13-114CP
Proposal	A potential new subdivision with approximately 284 single-family lots, 58 acres of open space and associated site improvements on 168 acres.
Request	Review and non-binding feedback for a Concept Plan application under the provisions of Zoning Code Section 153.050.
Site Location	8205 Avery Road West side of Avery Road, north of the intersection with Belvedere Green Boulevard
Applicant	Charles Ruma; represented by Smith and Hale.
Case Managers	Claudia D. Husak, AICP, Planner II, and Steve Langworthy, Director. (614) 410-4600, slangworthy@dublin.oh.us or chusak@dublin.oh.us
Planning Recommendation	Planning recommends the Commission consider this concept plan with respect to the land use, density, design features, and compatibility with surrounding development. The following analysis provides additional details.

Proposed Discussion Questions

1. Is the proposed land use appropriate?
2. Is the proposed density appropriate?
3. Is the relationship of development areas to surrounding uses appropriate?
4. Is the open space appropriately located?
5. Other considerations by the Commission?



13-114CP
Concept Plan
Riviera Club
8205 Avery Road

0 400 800
Feet



Facts

Site Area

168 acres on three parcels
The site is comprised of three parcels, divided along county boundaries, with 93 acres in Franklin County, 66.6 acres in Union County, and 5.7 acres in Delaware County.

Zoning

Eastern parcels: R-1, Restricted Suburban Residential District (99± acres)
West parcel: R, Rural District (69± acres)
Zoning requirements: 40,000 sq. ft. minimum lot size; 150 ft. lot width

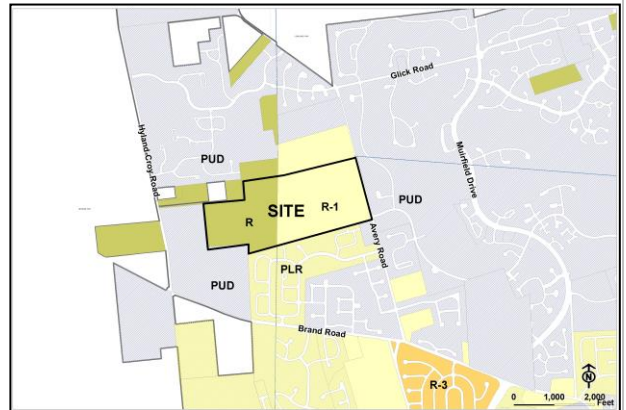
Surrounding Zoning and Uses

North: Grizzell Middle School and Deer Run Elementary School are to the north. The school sites are zoned R-1. Single family and multiple family sections of Tartan West, zoned PUD, Planned Unit Development District, are to the northwest.

East: Muirfield Village, zoned PUD, across Avery Road.

South: Residential subdivisions including Celtic Estates (zoned PUD) and Belvedere (zoned PLR, Planned Low Density Residential District). Shannon Glen is farther to the south (also zoned PUD).

West: Large lot single family homes, accessed from Hyland-Croy Road (one home shares a property line with the golf course). Dublin Jerome High School is located to the southwest and is zoned PUD.



Site Features

- The site is generally rectangular with 2,000 feet of frontage along Avery Road.
- Natural features include two tributary streams to the North Fork of the Indian Run which converge at the center of the site flowing south into Shannon Glen Park. A wooded area is in the northwest portion of the site with tree rows along the western and southern site boundaries.
- The western fork of the stream has significant floodway and a Stream Corridor Protection Zone (SCPZ) is laid over the stream.
- The site was developed as a golf course over 40 years ago and therefore includes many man-made features such as ponds, trees, fairways, greens, cart paths and varying topography.
- There is a two-story clubhouse and banquet facility with a large parking lot located along the Avery Road frontage.
- The site currently has two access points from Avery Road, which are in close proximity to each other.

Neighborhood Contact

The applicant presented this proposal at a meeting with representatives from adjacent Homeowners Associations in January. The applicant informed Planning that the Associations preferred not to have the site developed. City Council and Planning have also received correspondence from adjacent residents, which is included with this packet. The City has created a web presence for this development to address many of the inquiries, which include concerns about loss of open space and natural

Facts

features, traffic, impacts on utilities, school capacity and property values.

Details

Concept Plan

Process

Section 153.050 of the Zoning Code contains regulations for the establishment of a Planned Unit Development. The concept plan is the first step in the creation of a PUD and is intended to outline the basic scope, character and nature of a proposed project. The review is to provide input in the formative stages of design prior to the applicant submitting an application for a Planned Development District zoning amendment. The applicant may request review and feedback from City Council in addition to the Planning and Zoning Commission prior to preparing a preliminary development plan. No discussions, opinions, or suggestions provided on any aspect of the concept plan shall bind the applicant, or the City, or be relied upon by the applicant to indicate subsequent approval or disapproval by the City.

Proposal

This is a request for review and non-binding feedback on a concept plan application for a potential rezoning for 168± acres to create a new PUD for a single family residential development and associated open space and site improvements.

Use

The existing site is operated as a golf course with a clubhouse centered on the Avery Road frontage. Proposed use is for a single family residential development with 284 lots, and 58 acres of open space, with associated site improvements. The current zoning permits single family residences on lots that are at least 40,000 square feet. Not considering required infrastructure and open space dedication requirements, the site could yield approximately 181 lots.

Community Plan



The Future Land Use Map in the Community Plan designates the area as Parks/Open Space, which is described as, "Land used for public or privately owned parks and recreational uses, or lands that are to be preserved in a natural state. This classification may include portions of private lands that have been identified for open space preservation as part of

future development projects, but not necessarily targeted for public dedication or acquisition."

Prior to the 2007 Community Plan update, the 1997 Future Land Use Map identified the west half of the site as future Metro Park and the east half as 'Residential – Medium Density' [1-2 dwelling units per acre]. Adjacent residential development approved during that time provided street stubs to the site, including Firenze Place in

Details

Concept Plan

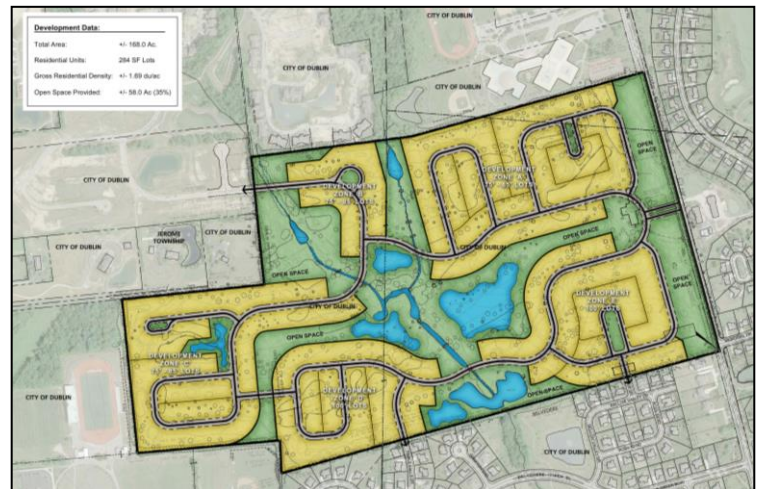
Tartan West, Timble Falls Drive and Tantalus Drive in Belvedere.

The current Parks/Open Space classification was placed on the site with the adoption of the 2007 Community Plan. During the 2007 Community Plan update, the growth scenario of the entire city assumed that the Riviera Country Club could redevelop under the "conservation subdivision" land use type, which equated to 1.5 dwelling units per acre. Through the public review process, the property owner requested the current designation, and staff was directed by City Council to avoid identifying this site for redevelopment on the Future Land Use Map.

Layout

The concept plan proposal is for a single-family residential development with approximately 284 lots. The concept plan does not show individual lot lines but rather pods of residential development with varying lot width dimensions.

The plan shows several pockets of development, labelled Zones A through E, and each zone includes a certain type of single-family lot, differentiated by lot widths. Zones A through C include 75-85-foot lots and Zones D and E include 100-foot lots.



The concept includes 58 acres of open space or 35% of the site. The main access point is proposed off Avery Road in the center of the site. Secondary connectivity is proposed through Tantalus Drive and Timble Falls Drive to the south within the Belvedere subdivision and Firenza Place to the west through Tartan West to Hyland Croy Road. No direct access to Hyland Croy Road is proposed as part of this concept plan but should be investigated should this proposal move forward.

Density

The number of lots at this stage is approximate, but the 284 lots on 168 acres results in a density of 1.7 units to the acre. By comparison, the surrounding Shannon Glen, Belvedere and Tartan West developments range in density from 1.79 to 1.98 units per acre. The current zoning of the site permits a density of just over 1 unit per acre (40,000-square-foot lots required).



Details	Concept Plan
Traffic & Access	<p>The applicant will be required to submit a completed Traffic Impact Study with an application for rezoning to determine any necessary roadway and/or intersection improvements required as part of the proposed development. This study will look at the effects of traffic generated by the development on the existing roadway network. This may include (but is not limited to) the need for turn lanes or other improvements on Avery Road and intersections such as Avery and Brand Roads, Avery and Glick Roads, Hyland-Croy and Brand Roads, Hyland-Croy and McKittrick Roads, and Jerome and Manley Roads. The study will also consider the amount of traffic expected to use surrounding neighborhood streets.</p>
Utilities & Stormwater Management	<p>A 12-inch water line exists on the east side of Avery Road. This will be the main connection point for this development to obtain public water service. Looping of the water line system will be accomplished along any new streets as well as connecting to the existing 8-inch water lines in the adjacent subdivisions. This connectivity will provide adequate public water service for development of this property without adverse effects to existing users on the system.</p> <p>The North Fork Indian Run sanitary trunk sewer exists along the southern and western boundaries of this property. This 18-inch sewer line was installed to provide service to land to the northwest of this site as part of the development of the Tartan West subdivision. When the extension was made in 2003, an analysis was performed that indicated capacity issues downstream in the trunk sewer with full build-out considered for the land in northwest Dublin. This analysis assumed that this property would remain as a golf course. Due to the proposed change in use of this property from golf course to single family housing, the impact of this change on the City's trunk sewer will need to be studied.</p> <p>The development will be required to follow Chapter 53, the Stormwater Regulations. The existing ponds on the property could be used for this if enough investigation is done and the correct modifications are implemented to demonstrate compliance.</p> <p>The tributary for the North Fork of Indian Run provides ample outlet opportunities for managing the stormwater on this property. The latest FEMA maps show that this tributary has a 100-year floodplain bisecting the site. Adherence to the requirements of Chapter 151 is required for this area. At the northern side of the site, an area that is outside of the FEMA designated floodplain, along one of the streams, will need to follow the Stream Corridor Protection Zone (SCPZ) regulations in Chapter 53. Existing developments in this area have arranged their lot layouts to avoid any new lots being created in the designated floodplains. This minimizes the need for flood insurance requirements for future residents.</p>
Tree Preservation	<p>No information regarding the health, size and species of trees found on a site is required with the concept plan. The proposed plan focuses development areas away from stream corridors and existing water features. Given the number of trees planted as part of the development of the golf course, the proposal will likely require some removal of trees. The City's tree preservation and replacement ordinance require that trees larger than 6 inches in diameter that are in fair and good condition be replaced inch-for-inch on-site.</p>

Details	Concept Plan
Stream Corridor Protection Zone	<p>The site includes a Stream Corridor Protection Zone (SCPZ) over the streams. This Zone is intended to preserve the flood water capacity of existing drainage ways and limit stream erosion. The width of the Zone is determined by the contributing drainage area upstream of the segment.</p> <p>Although the proposal shows a clear zone around the streams, more information will be necessary with the preliminary development plan to determine whether this meets SCPZ requirements. The SCPZ regulations prohibit activities such as disturbance of natural vegetation, buildings, and stormwater management facilities. The applicant may request a variance, waiver or interpretation of these requirements from the City Engineer, along with analytical data to support the request.</p>
Open Space	<p>The larger expanses of open space are concentrated along the Avery Road and the water features on the site, including the SCPZ. The Avery Road setback is as provided in the Community Plan for a Rural Character roadway, which is characterized by:</p> <ul style="list-style-type: none"> • Application of generous setbacks ranging from 100 to 200 feet; • Integration of open views and vistas into adjacent development perhaps greater than 200 feet in some areas to increase the sense of openness; • Provision of informal landscaping that focuses on native plant species and naturalized forms (meadows, wildflowers, grasses, wetland areas etc.); • Use of trees, fencerows and woodland plantings to provide additional screening and sense of enclosure; • Preservation of historic farmsteads, barns or outbuildings that emphasize the agrarian history of the area; • Creation of meandering bike paths and sidewalks that are informally designed as to not be entirely visible from the roadway; • Design of naturalized ponds with aquatic plants and informal edges; • Use of stone walls and split rail fences that are traditionally used in the countryside; • Integration of "rural" road design that may include berms, swales and/or variable medians; and • Provision of shared entrances to minimize curbcuts and maintain openness. <p>There are other, smaller open spaces inside the development pods providing areas of green between roadways serving the individual site areas. A larger open space is also provided at the split of the entrance road into the site providing a somewhat minimal vista into the site.</p> <p>There are other open space connections made to other surrounding active and passive recreation areas, and potential trail connections are provided at various points around the site.</p>

Analysis	Concept Plan
General	<p>Planning recommends the Commission consider this concept plan with respect to the proposed land use, density, layout, and compatibility with surrounding development. The following analysis provides additional details.</p>
<p><i>Discussion Questions</i></p> <p>1. Is the proposed land use appropriate?</p>	<p>During the 2007 Community Plan update the golf course owners requested that the Community Plan designate this site as Parks/Open Space. Prior to 2007, the 1997 Community Plan showed the site partially developed as residential at a density of 1.5 units per acre. Following the 2007 Plan adoption, there was no action taken to provide a zoning designation to match the Plan, principally because the site was in private ownership, and there was no zoning district in the Code that matched the land use designation.</p> <p>In that the club ownership has entered negotiations for the sale of the club and the City has determined that the site is not a high priority for parkland acquisition, the Commission will need to determine an appropriate density for residential land uses. As with the surrounding development, the Community Plan will only be marginally helpful in evaluating this development. The Plan's described purpose of defining preserved open spaces, such as the Stream Corridor Protection Zones, can be achieved, but offers little in the way of further defining density.</p>
<p>2. Is the proposed density appropriate?</p>	<p>The density permitted for this site under its current zoning classifications would permit a total of 181 homes, or a gross density of just over one unit per acre. A gross density measurement means that the total site size is divided by the minimum lot size required by zoning, in this case 40,000 square feet, to determine the permitted number of dwellings.</p> <p>A more realistic density under the existing zoning would likely be somewhat less, given the required lot width of 150 feet at the building line, the presence of a Stream Corridor Protection Zone, site shape, the need for stormwater management areas, required open space, and other natural conditions. The actual number of units could only be determined by a "parallel plan," which is a sketch plan for the site incorporating all existing zoning and subdivision requirements.</p> <p>The proposed density, at approximately 1.7 units per acre, and 284 units is generally consistent with that of surrounding developments, but significantly greater than would be permitted under the existing zoning.</p>

Analysis	Concept Plan
<p>3. Is the relationship of development areas to surrounding uses appropriate?</p>	<p>The development pods have been placed to either mirror or exceed the lot sizes and widths of adjacent developments. Smaller lots are concentrated along the north and west border, adjacent the school properties and multiple family homes, and larger ones at the south adjacent other single family neighborhoods. Each development pod includes some lots backing up to existing developments. Care should be taken to preserve existing trees as a natural, existing buffer from adjacent development.</p> <p>When first approved, adjacent developments to this site provided roadway connections to ensure adequate access and circulation for each existing, developing, and planned neighborhood. This permits multiple means of access for emergency vehicles as well as a means to more evenly distribute traffic without sole reliance on Avery Road. Once the Commission provides some guidance on development density, the applicant can provide a traffic impact study to determine effects on the street network and affected intersections.</p>
<p>4. Is the open space appropriately located?</p>	<p>The larger expanses of open space are concentrated along the Avery Road and the water features on the site, including the SCPZ. In some instances the potential visual impact of the open spaces is diminished by the relatively narrow segments provided. As an example, the open space west of the split of the entrance road into the site is sandwiched between development lots and misses an opportunity to provide a dramatic vista through the site.</p> <p>The other, smaller open spaces within the development pods are too small to have much visual effect or usefulness for activities. Other narrow open spaces throughout the site also lack the ability to provide useful space, or continue views, although they can be used to provide path connections where needed.</p>
Recommendation	Feedback
<p>Summary</p>	<p>The Concept Plan is the first stage when establishing a Planned Unit Development District to allow staff and the Planning and Zoning Commission to provide non-binding feedback to an applicant regarding the intended land use and development pattern. Planning recommends the Commission consider this Concept Plan with respect to the Community Plan in terms of use, and compatibility with surrounding development. Outlined below are the suggested questions to guide the Commission discussion.</p>
<p>Discussion Questions</p>	<ol style="list-style-type: none"> 1. Is the proposed land use appropriate? 2. Is the proposed density appropriate? 3. Is the relationship of development areas to surrounding uses appropriate? 4. Is the open space appropriately located? 5. Other considerations by the Commission?